



Determination of Significance and Request for Comments on the Environmental Impact Statement (EIS) Scope

File Number LU10-052

Description of the Proposal

Proposed Sunset Terrace Redevelopment. The project includes redevelopment of the Sunset Terrace public housing community, a Renton Housing Authority property of approximately 100 existing units in 50-year old, two story structures, located at the intersection of Sunset Boulevard and Harrington Avenue NE on approximately eight acres. The Renton Housing Authority also owns another approximately three acres of vacant land along Edmonds Avenue NE, Glenwood Avenue NE, and Sunset Lane NE and intends to purchase additional property adjacent to Sunset Terrace along Harrington Avenue NE for housing and associated services. Conceptual plans propose redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by Renton Housing Authority, up to 200 additional new affordable housing units and potentially 300 new moderate income to market rate housing units could be created. There would be a 1-to-1 unit replacement for all 100 existing public housing units. Public amenities would be integrated with the residential development and may include the following: a community gathering space or “Third Place”; a new recreation/community center; a new public library; a new park/open space; retail shopping and commercial space; and/or green infrastructure.

Adjacent Area. As a result of the Sunset Terrace redevelopment, it is expected that private redevelopment in the neighborhood will be catalyzed. Supporting both Sunset Terrace and neighborhood redevelopment will be civic investments including: planned or anticipated upgrades to Sunset Boulevard (SR 900) and other local streets, stormwater drainage systems, parks and recreation facilities, education facilities, and a new public library. Sunset Terrace’s redevelopment provides the opportunity to evaluate the neighborhood as a whole and determine what future land use redevelopment is possible and what public service and infrastructure improvements should be made in order to make this a more vibrant and attractive community for residents, businesses and property owners. The EIS will address Sunset Terrace area redevelopment as well as neighborhood redevelopment and supporting services and infrastructure improvements.

SEPA Planned Action. The City is also proposing to adopt a Planned Action Ordinance for the neighborhood including Sunset Terrace. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs. Therefore, comment during this Scoping period is encouraged.

Proponent

Renton Housing Authority, Sunset Terrace area redevelopment, and City of Renton, private neighborhood redevelopment and public service and infrastructure improvements.

Location of proposal

Sunset Terrace is generally bounded by Sunset Lane NE and Glenwood Avenue NE on the north, NE 10th Street on the east, NE Sunset Boulevard on the south, and Edmonds Avenue NE on the west.

The proposed planned action neighborhood study area is generally bounded by NE 21st Street on the north, Monroe Avenue NE on the east, NE 7th Street on the south, and Edmonds Avenue NE.

Lead agency for SEPA and NEPA Compliance

City of Renton

EIS Required

The lead agency has determined this proposal may have a significant adverse impact on the environment. An environmental impact statement (EIS) is required and will be prepared under the State Environmental Policy Act and implementing regulations (RCW 43.21C.030 (2)(c), WAC 197-11) and the National Environmental Policy Act and US Department of Housing and Urban Development (HUD) implementing regulations (42 USC 4321, 24 CFR 58). Materials indicating likely environmental impacts can be reviewed at the City's website or at City offices; see Contact Person below.

This EIS will be a joint SEPA/NEPA document, intended to satisfy requirements of both state and federal environmental statutes. Through Federal legislative authorization, the City of Renton has assumed responsibility for compliance with NEPA (40 CFR 1508.12) and the related Federal laws and authorities that would otherwise apply to the HUD. Pursuant to SEPA, the City of Renton is the lead agency for the proposed action. This combined SEPA/NEPA EIS scoping notice is being published to achieve efficient documentation and coordination of notices and pertinent meetings. A NEPA Notice of Intent to Prepare an EIS will also be published in the Federal Register.

Alternatives: The alternatives to be considered by the lead agency will include the proposed action, a no action alternative, and a redevelopment alternative to the proposed action. The redevelopment alternative will be finalized after the scoping meeting and conclusion of the comment period. It may address alternative land use mixes, infrastructure options, or other features.

EIS Issues: The lead agency has preliminarily identified the following areas for discussion in the EIS: aesthetics; air quality, including greenhouse gas emissions; earth; energy; environmental health; environmental justice; historic/cultural resources; housing; land use; noise; parks and recreation; plants and animals; public services, including public education, safety, health, and social services; socioeconomics, including demographic, employment, and displacement; transportation; utilities, including wastewater, stormwater, water supply, telecommunication, natural gas, power, electrical; and water resources, including groundwater and surface water.

Scoping


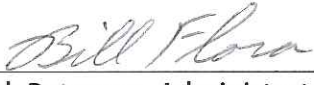
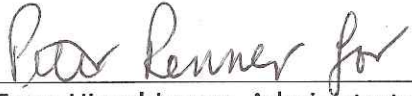

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Submit written comments on or before **5 p.m. September 13, 2010**. Send written comments to the Contact Person listed below.

A scoping meeting will be held on **September 1, 2010 at 6:00 p.m.** at the Highlands Neighborhood Center, 800 Edmonds Ave NE, Renton, WA 98056. Written and oral comments will be taken at this meeting.

Responsible Official

City of Renton Environmental Review Committee (ERC)

 Gregg Zimmerman, Administrator Public Works Department	<u>8/09/2010</u> Date	 Mark Peterson, Administrator Fire & Emergency Services	<u>8/9/10</u> Date
 Terry Higashiyama, Administrator Community Services Department	<u>8/9/10</u> Date	 Alex Pietsch, Administrator Department of Community & Economic Development	<u>8/9/10</u> Date

Publication Date: August 13, 2010

Date of Decision: August 9, 2010

Contact Person

For more information, see the project website at: sunsetarea.rentonwa.gov, or please contact:

Erika Conkling, AICP
Senior Planner
City of Renton Department of Community and Economic Development
1055 S. Grady Way
Renton, WA 98057
(425)430-6578 voice (425)430-7300 fax
econkling@rentonwa.gov

Appeal

You may appeal this determination of significance pursuant to SEPA to the Renton Hearing Examiner by 5:00 p.m. on August 27, 2010 pursuant to RMC 4-8-110.E. You should be prepared to make specific factual objections. Contact the "Contact Person" above to read or ask about the procedures for SEPA appeals.

SUNSET PLANNED ACTION/ EIS
FILE NUMBER: LU10-052